Karen Johnson
Batch # 1274320
05/19/2025 08 38 28 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250519-0038984

THIS INSTRUMENT PREPARED BY:
Quality Service Trust
PO Box 695
Madison, TN 37116

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel**
Rafael Estrella and Sophia Estrella PO Box 2182 Goodlettsville, TN 37072	SAME	053 02 0 067.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of 10 and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged,**Rafael Ivan Estrella, Jr.** ("Grantor") does hereby quitclaim and convey unto **Rafael Ivan Estrella, Jr. and Sophia Estrella, husband and wife** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the plan of Fairway View, of record in Plat Book 2900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rafael Ivan Estrella, Jr, a single man by Warranty Deed from Matthew Follis, a single man, dated August 19, 2020 and recorded August 20, 2020, of Record in Instrument No. 20200820-0094063, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being also known as: **111 Newport Dr. Old Hickory, TN 37138**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of May, 2025.

Rafael Ivan Estrella, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rafael Ivan Estrella, Jr.** to me known to be the person described in and who executed the foregoing instrument,and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal this 2nd day of May, 2025.

NOTARY PUBLIC My Commission Expires: 8-22-28

ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of May, 2025.

NOTARY PUBLIC My Commission Expires: 8-22-28

ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires